

ITEM # _____

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: NARCISSUS ROAD REZONE: A-1 TO PLI

DEPARTMENT: Planning & Development DIVISION: Planning

AUTHORIZED BY: Matthew West ^{mw} CONTACT: Francisco ^{FT} Torregrosa EXT. 7387

Agenda Date 08/06/03 Regular ☐ Work Session ☐ Briefing ☐
Special Hearing – 6:00 ☐ Public Hearing – 7:00 ☒

MOTION/RECOMMENDATION:

1. Recommend APPROVAL of the request for rezoning from A-1 (Agriculture) to PLI (Public Lands and Institutions) of approximately 2.3 acres located on the north side of Narcissus Avenue approximately 700 feet west of Monroe Road (Mellich Blenden Engineering, Steve Mellich, applicant); or
2. Recommend DENIAL of the request for rezoning from A-1 (Agriculture) to PLI (Public Lands and Institutions) of approximately 2.3 acres located on the north side of Narcissus Avenue approximately 700 feet west of Monroe Road (Mellich Blenden Engineering, Steve Mellich, applicant); or
3. CONTINUE the public hearing until a time and date certain.

(District 5 – Comm. McLain)

(Francisco Torregrosa, Planner)

BACKGROUND:

The applicant, Steve Mellich, requests PLI zoning for approximately 2.3 acres located on the north side of Narcissus Avenue approximately 700 feet west of Monroe Road to accommodate a social services facility. The subject property has an A-1 zoning classification. The land use for the property is HIP (Higher Intensity Planned Development) which allows the proposed PLI zoning classification.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the requested PLI zoning classification.

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: <u>FW</u>
DCM: _____
CM: _____
File No. <u>Z2003-031</u>

NARCISSUS ROAD REZONE A-1 TO PLI

REQUEST INFORMATION		
APPLICANT	Steve Mellich, Mellich Blenden Engineering	
PROPERTY OWNER	Michael and Connie Smith	
REQUEST	Rezone property from A-1 (Agriculture) to PLI (Public Lands and Institutions)	
HEARING DATE (S)	P&Z: August 6, 2003	BCC: August 26, 2003
SEC/TWP/RNG	16-19-30-5AC-0000-00E0	
LOCATION	On the north side of Narcissus Avenue approximately 700 feet west of Monroe Road	
FUTURE LAND USE	Higher Intensity Planned Development	
FILE NUMBER	Z2003-031	
COMMISSION DISTRICT	#5 – McLain	

OVERVIEW

Zoning Request: The applicant, Steve Mellich, requests PLI approval for approximately 2.3 acres located on the north side of Narcissus Avenue approximately 700 feet west of Monroe Road to accommodate a social services facility. The subject property has an A-1 zoning classification. The land use for the property is HIP (Higher Intensity Planned Development) which allows the proposed PLI zoning classification.

Existing Land Uses:

	EXISTING ZONING	FUTURE LAND USE
NORTH	A-1 (Agriculture)	Higher Intensity Planned Development
SOUTH	PCD and PUD	Higher Intensity Planned Development
EAST	A-1 (Agriculture)	Higher Intensity Planned Development
WEST	A-1 (Agriculture)	Higher Intensity Planned Development
SITE	A-1 (Agriculture)	Higher Intensity Planned Development

For more detailed information regarding zoning and land use, please refer to the attached map.

SITE ANALYSIS

Facilities and Services:

1. The applicant has submitted an application for deferral of concurrency.
2. The proposed zoning is consistent with the adopted future land use designation assigned to the property and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan.
3. Seminole County water and sewer service area. No service lines within 1,000 feet.

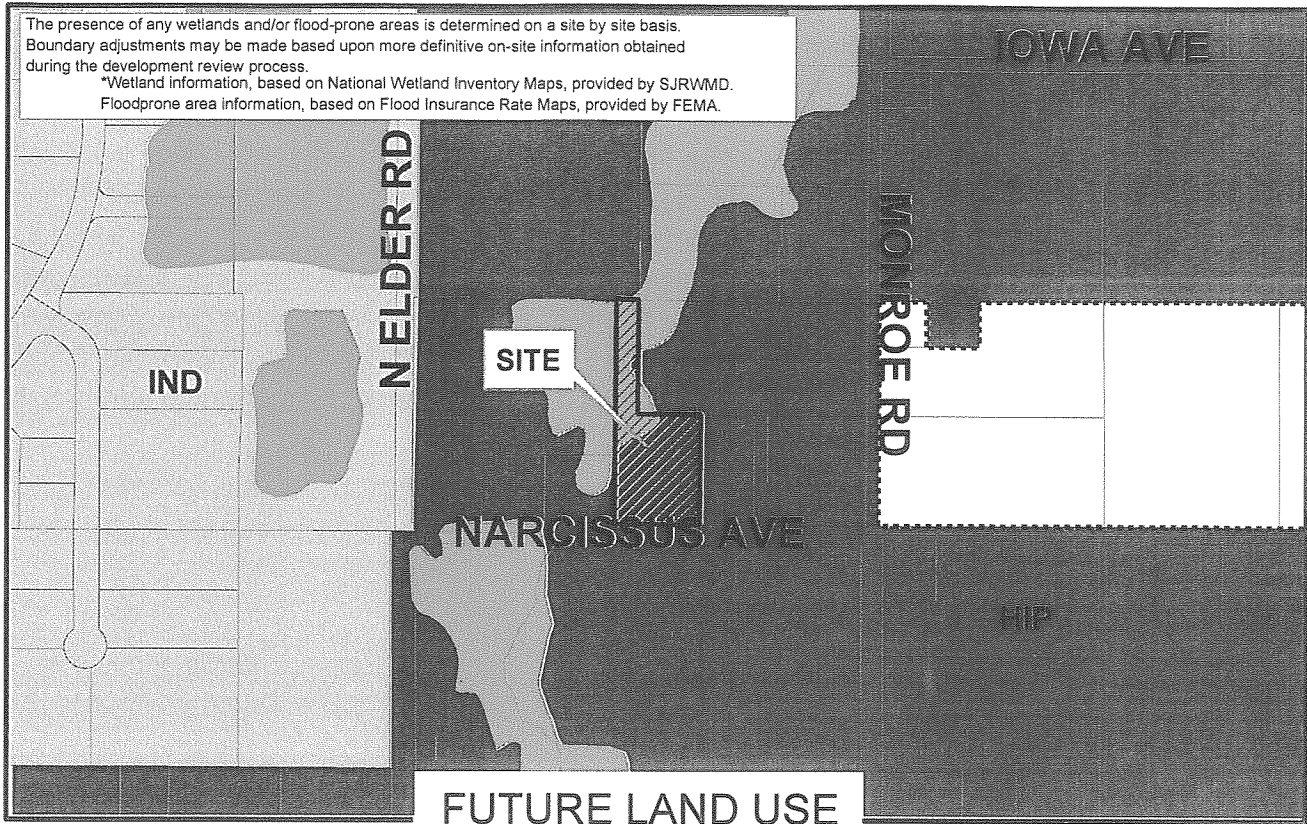
Compliance with Environmental Regulations: The subject property contains a wetland area. The applicant may be required to dedicate a conservation easement over a portion of the property prior to development approval.

Compatibility with surrounding development: Currently, the area has a Higher Intensity Planned Development land use designation. The proposed PLI zoning classification is compatible with the land use designation.

STAFF RECOMMENDATION

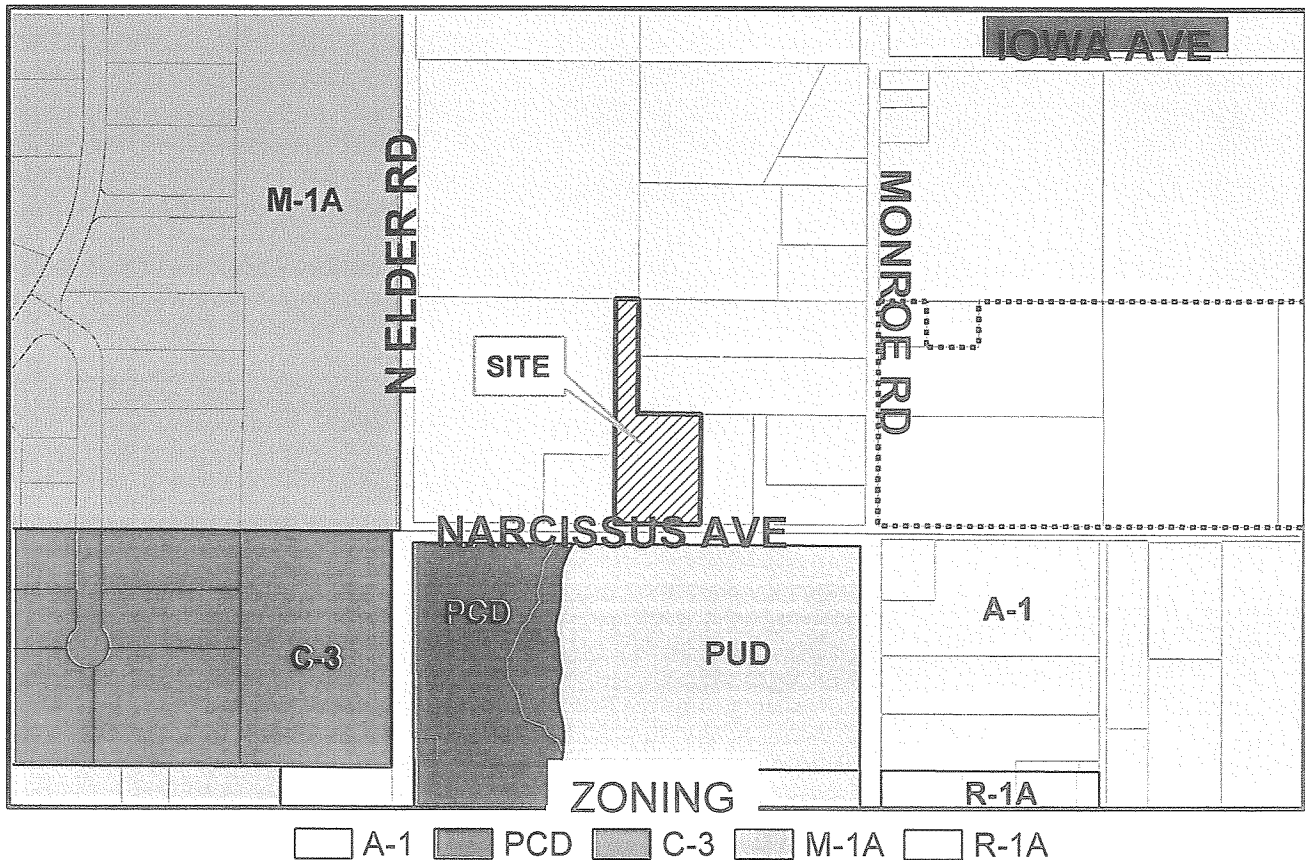
Staff recommends approval of the requested PLI zoning classification to accommodate a social services facility subject to recommendations described herein.

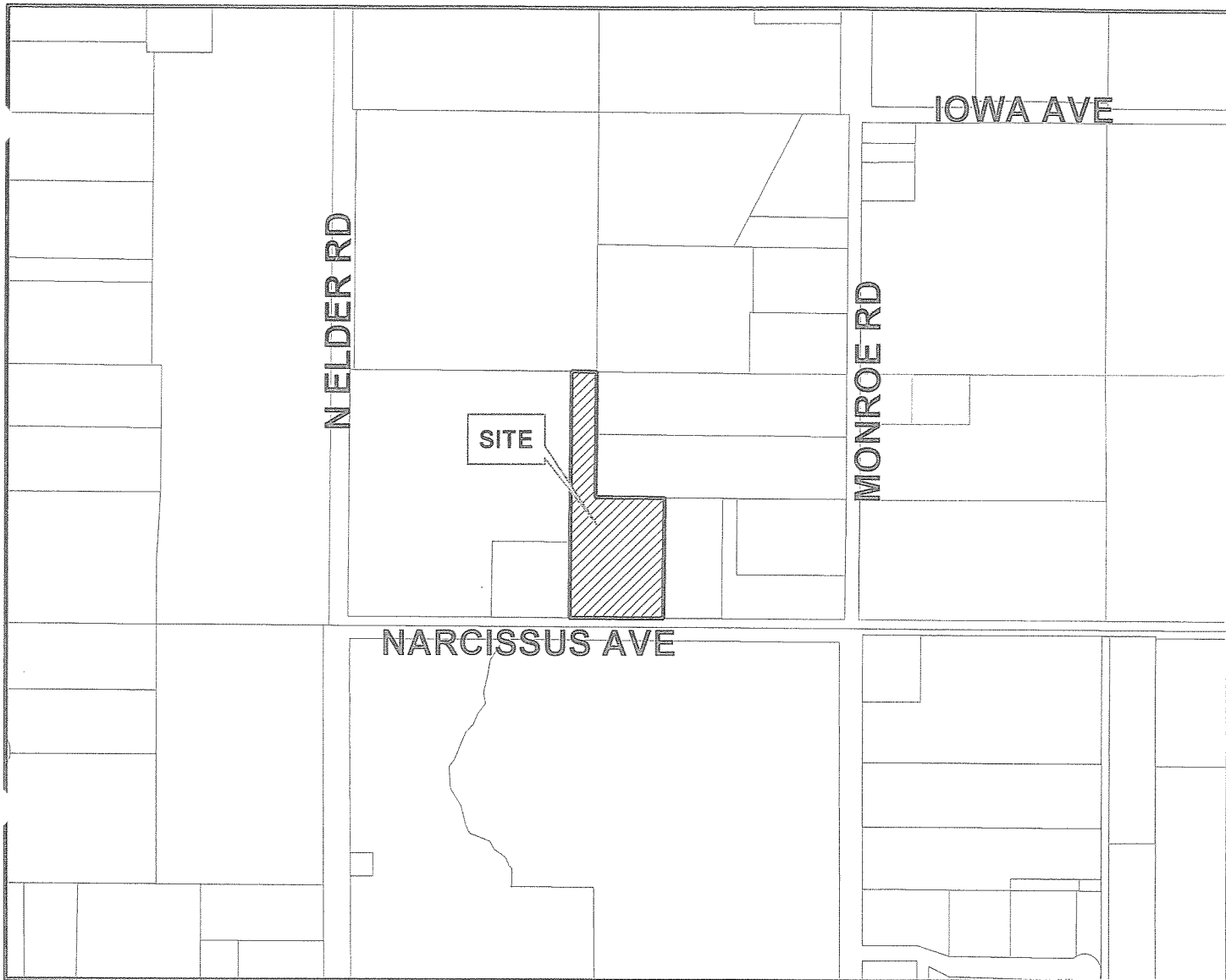
Attachments:

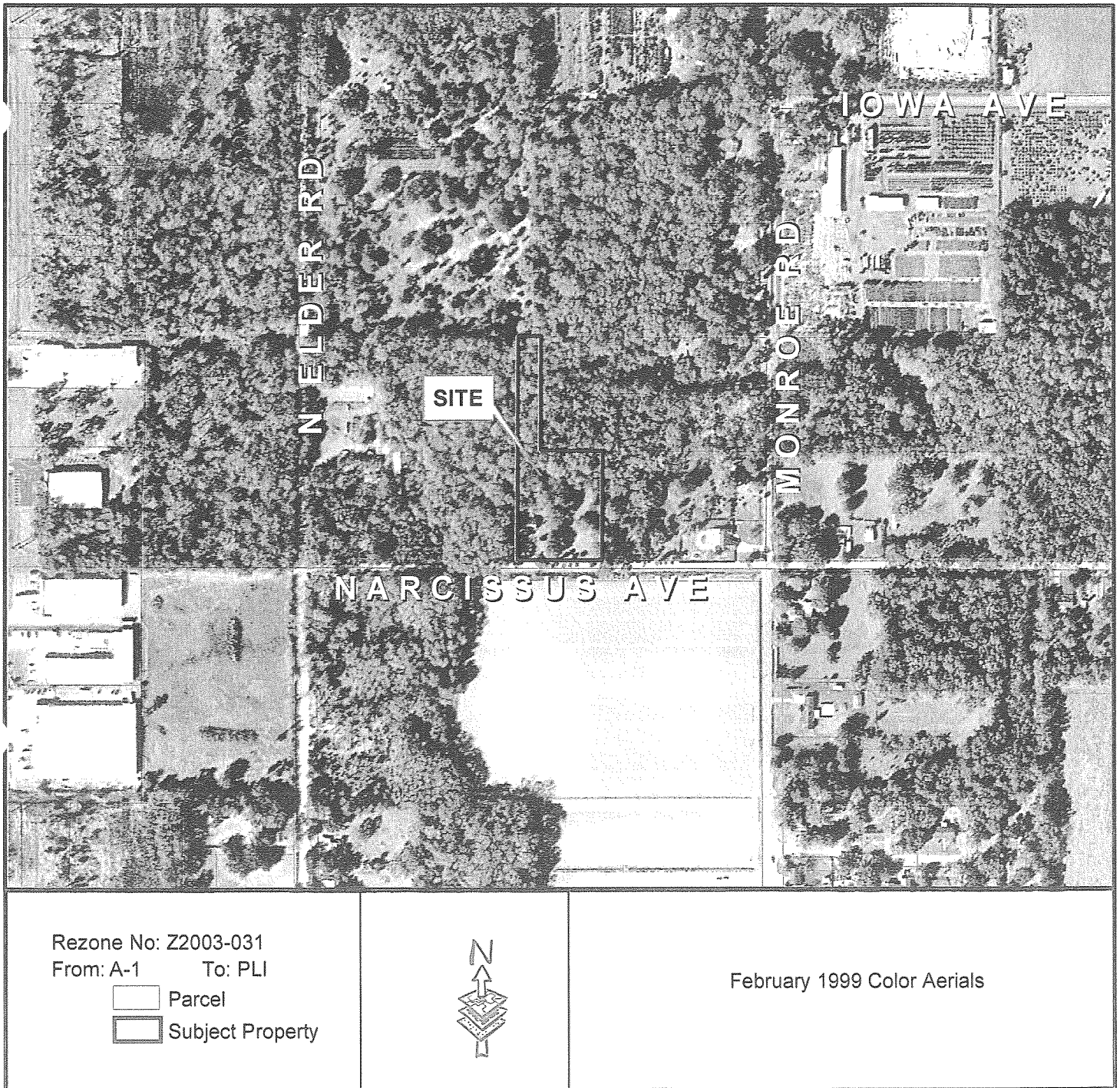


Applicant: Mellich Blenden Engineering
 Physical STR: 16-19-30-5AC-0000-00E0
 Gross Acres: 2.19 BCC District: 5
 Existing Use: Single Family
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-031	A-1	PLI







Z2003-031
NARCISSUS REZONE

